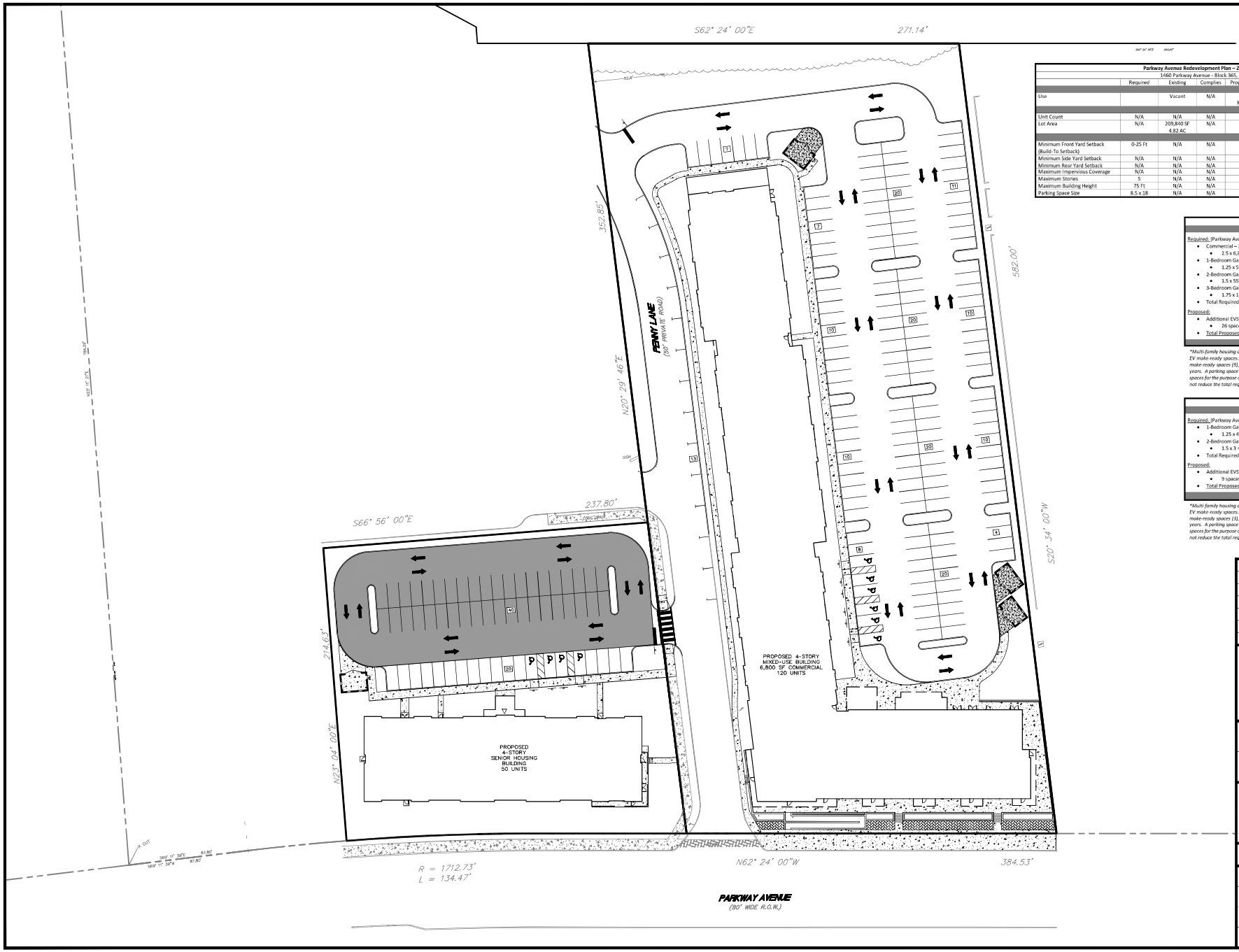

Parkway Avenue Redevelopment Plan – Zoning Schedule

1460 Parkway Avenue - Block 365, Lot 9.01

	Required	Existing	Complies	Proposed Lot 9.03	Complies	Proposed Lot 9.04	Complies
Use		Vacant	N/A	Low-Rise Multifamily	Yes	Low-Rise Mixed-Use	Yes
Unit Count	N/A	N/A	N/A	50	N/A	120	N/A
Lot Area	N/A	209,840 SF 4.82 AC	N/A	53,433 SF 1.23 AC	N/A	156,407 SF 3.59 AC	N/A
Minimum Front Yard Setback (Build-To Setback)	0-25 Ft	N/A	N/A	20.0 Ft	Yes	19.5 Ft	Yes
Minimum Side Yard Setback	N/A	N/A	N/A	15.0 Ft	N/A	7.4 Ft	N/A
Minimum Rear Yard Setback	N/A	N/A	N/A	125.0 Ft	N/A	90.9 Ft	N/A
Maximum Impervious Coverage	N/A	N/A	N/A	70.2%	N/A	+/- 80%	N/A
Maximum Stories	5	N/A	N/A	4	Yes	4	Yes
Maximum Building Height	75 Ft	N/A	N/A	43.5 Ft	Yes	43.5 Ft	Yes
Parking Space Size	8.5 x 18	N/A	N/A	8.5 x 18	Yes	8.5 x 18	Yes

Parking Table – Proposed Lot 9.04

Required: (Parkway Avenue Redevelopment Plan)

- Commercial – 2.5 Spaces / 1,000 SF
  - 2.5 x 6,800/1,000 = 17 Spaces
- 1-Bedroom Garden Apartment – 1.25 Spaces / Unit
  - 1.25 x 53 = 66 Spaces
- 2-Bedroom Garden Apartment – 1.5 Spaces / Unit
  - 1.5 x 55 = 83 Spaces
- 3-Bedroom Garden Apartment – 1.75 Spaces / Unit
  - 1.75 x 12 = 21 Spaces
- Total Required = 187 Spaces

Proposed:

- Additional EVSE Credits per EVSE Legislation
  - 26 spaces provided but shall not exceed 10% of Required = 17 Spaces*
- Total Proposed = 187 Spaces

**Multi-family housing developments must designate 15% of required off-street parking as EV make-ready spaces. Prior to occupancy, EVCS must be installed in at least 1/3 of the make-ready spaces (9), plus another 1/3 (9) within 3 years and the final 1/3 (8) within 6 years. A parking space with an EVCS or make-ready equipment may count as two parking spaces for the purpose of complying with the minimum parking space requirement but may not reduce the total required parking by more than 10 percent.*

Parking Table – Proposed Lot 9.03

Required: (Parkway Avenue Redevelopment Plan)

- 1-Bedroom Garden Apartment – 1.25 Spaces / Unit
  - 1.25 x 47 = 59 Spaces
- 2-Bedroom Garden Apartment – 1.5 Spaces / Unit
  - 1.5 x 3 = 5 Spaces
- Total Required = 64 Spaces

Proposed:

- Additional EVSE Credits per EVSE Legislation
  - 9 spaces provided but shall not exceed 10% of Required = 6 Spaces*
- Total Proposed = 66 Spaces

**Multi-family housing developments must designate 15% of required off-street parking as EV make-ready spaces. Prior to occupancy, EVCS must be installed in at least 1/3 of the make-ready spaces (3), plus another 1/3 (3) within 3 years and the final 1/3 (3) within 6 years. A parking space with an EVCS or make-ready equipment may count as two parking spaces for the purpose of complying with the minimum parking space requirement but may not reduce the total required parking by more than 10 percent.*

DATE	REVISIONS	BY

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1460 PARKWAY AVENUE

BLOCK 365, LOT 9.01

SITUATED IN
TOWNSHIP OF EWING, MERCER COUNTY, NEW JERSEY

OVERALL LAYOUT PLAN

SCALE: 1"=30'	PROJECT No.: RFG-252
RELEASED BY: KES	DATE: 04/22/26
CHECKED BY: KES	Sheet Number 1 OF 1
DRAWN BY: KES	

File Name: C:\Users\kshel\OneDrive - Shore Point Engineering\Shore Point Engineering\Clients\Rock Fields Grade\Jobs\RFG-252 - 1460 Parkway Avenue - Ewing\DWG\Family\P-Layout Senior.dwg
Plot time: Apr 22, 2026 - 2:24pm